



MUSEUM BOARD AGENDA

Tuesday, April 23, 2013, 5:30 p.m.
Sutton Room, 55 Zina Street, Orangeville

Declarations of Pecuniary Interest by Members

REPORTS

1. MUSEUM BOARD – April 23, 2013 – ITEM #1
Former Stanton Hotel

A report from the the Museum Curator, dated April 23, 2013 to provide additional information in response to Dufferin County Council's direction about the former Stanton Hotel.

Recommendation:

For consideration of the Board.

CORRESPONDENCE

2. MUSEUM BOARD – April 23, 2013 – ITEM #2
Community Association to Save the Stanton Hotel (CASSH)

Correspondence from CASSH, received April 17, 2013, in response to the March 14, 2013 Council motion requesting a plan for the moving, usage and ongoing operation cost of the former Stanton Hotel.

Recommendation:

THAT the correspondence from Community Association to Save the Stanton Hotel (CASSH) with respect to their proposed plan for relocating the former Stanton Hotel to the Museum property, be received.

Next Meeting: Call of the Chair



REPORT TO MUSEUM BOARD

To: Chair Oosterhof and Members of the Board
From: Wayne Townsend, Director/Curator
Meeting Date: April 23, 2013
Subject: Historic Stanton Hotel

Purpose

The purpose of this report is to provide additional information in response to Dufferin County Council's direction about the Stanton Hotel, as documented in the Council Resolution reproduced in the following section.

Background and Discussion

At its March 2013 convocation, County Council passed the following resolution:

***"THAT the Museum Board reconsider their decision in having no interest to accept the former Stanton hotel to be relocated to the Museum property;
AND THAT staff collaborate with the Community Association to Save the Stanton Hotel (CASSH) to compile the financial information pertaining to the costs of moving, rehabilitating and operating the building;
AND THAT staff prepare a final report for the next meeting of the Museum Board."***

As a result of this resolution, DCMA staff has been provided with costing information from Mr. Carl Tafel of CASSH, dated March 27, 2013. This information, as originally provided by email, is attached to this report for your review.

Capital/Construction Costs

In terms of "total costs," the CASSH information states the following, with an additional note that the following cost estimates do not take into consideration any donated labour or materials:

- Total cost of "Restoration" - \$245,950 (plus tax)*
- Total cost of moving - \$25,000 to \$40,000 (plus tax)

*Includes 12% project management fee/cost

In considering CASSH's information, staff note that a number of items do not appear to be included or accounted for in the material provided. It should also be noted that the CASSH information provides descriptions of various project "components," yet the costing information is

provided as an aggregated “total” figure, and not broken-down by each component. In order to ensure that all major project components and costs are identified and considered, the following list of additional items are provided for the review and discussion of the Board:

- Engineer, architectural fees – estimated at \$15,000 or approximately 5% of the project cost
- Interconnectivity with main Museum facility for communications, fire/burglary/alarm – estimated at \$5,000
- Site grading to proper “bank” levels required to accommodate the hotel – estimated at \$15,000
- Moving, realignment of existing well/water feed services underground – estimated at \$10,000
- Incorporation of an HVAC system, including humidification/dehumidification, controls and interconnectivity with the main museum facility – estimated at \$15,000
- Proper/acid-free/museum-grade storage system and materials for the storage of DCMA artifacts and archival documents in the Hotel – estimated at \$5,000
- Landscaping appropriate to the DCMA grounds, including spaded (mature) trees and landscaping to beautify required accessibility features – estimated at \$10,000
- Lighting and lighting controls for the purposes of artifact display and exhibition – estimated at \$10,000
- Project contingency equal to 20% of the total project cost – estimated at \$60,000

The total estimated cost of “additional” items listed above is: **\$85,000**

- PLUS \$60,000 contingency
- PLUS Building/permit fees
- PLUS applicable taxes/HST

NOTE: In addition to the above, the quantity, cost and availability of period/salvaged **building materials** required to complete the restoration are uncertain and unknown at this time. Given the amount of materials that will need to be sourced, the costs - and perhaps the time to procure such materials – could be significant.

Operating Costs

In developing an estimated cost to operate and maintain the Hotel structure on the Museum grounds, the following items have been considered. Based on actual operating expenses incurred for the main Museum facility and Corbetton Church, estimated annual operating costs for each item are shown:

- Heating, hydro – estimated at \$2,400 per year (\$200/month x 12 months)
- Maintenance – labour – estimated at \$6,500 per year (52 weeks x 5 hours/week x \$25/hr)
- Maintenance - supplies – estimated at \$5,000 per year
- Landscaping and gardening – labour – estimated at \$1,650 per year (25 weeks x 3 hours/week x \$22/hr)
- Landscaping and gardening – supplies – estimated at \$2,000 per year
- Contractors – estimated at \$3,600 per year (\$300 per month x 12 months)
- Snow removal – estimated at \$1,000 per year
- Alarm and HVAC monitoring – estimated at \$600 per year
- Insurance – estimated at \$600 per year

- Annual Recapitalization - \$10,000

The total estimated annual operating cost is: **\$23,350**

- PLUS \$10,000 annual recapitalization contribution

Commentary

There are potentially *several* important heritage preservation projects at any given time for which the DCMA's support and advice are sought.

While the concept of preserving and reconstructing the Stanton Hotel on the grounds of the Museum has merit and provides certain benefits, if funding the project becomes the responsibility of the DCMA and County of Dufferin, it is staff's position that the Stanton Hotel project would rank lower in priority within the scope of the DCMA's current and future fundraising efforts and activities. These efforts include a series of annual events and campaigns, handled by DCMA staff, to generate funds for such items as: artifact acquisition, major customer/user service improvements (ie. DuffStuff), veteran sponsorship and support, among others. In addition, the community of potential financial supporters for DCMA-related activities and projects is modest, and one that we are careful not to inundate or overburden with requests for financial assistance.

Local Municipal Impact

None at this time.

Financial, Staffing, Legal, or It Considerations

None at this time. Report for discussion purposes only.

Recommendation:

For consideration of the Board

Community Association to Save the Stanton Hotel
Preservation & Restoration Project re the Pre-Confederation Stanton Hotel

NOTE: This estimate for the moving and restoration costs of the Stanton Hotel was used as the basis for the Trillium grant CASSH applied for on March 1. As CASSH will not be doing the contracted work, we are not able to give absolute numbers – that will need to be received from whoever is contracted to do the actual work. However, all estimates are based on accurate measurements and quotes from legitimate contractors based on the best information currently available. Since this is a public document, and since the job may eventually go out to tender, we have supplied a list of the work to be done with only an overall total cost figure, in order not to compromise the tender process. In addition, any tender process will require very detailed specifications.

It should also be noted that the moving and restoration can be done in stages. The demolition work to be done at the Stanton site would be done first. The excavation at the DCMA site, dismantling, moving and rebuilding of the foundation and moving of the Hotel and placing of it on the rebuilt foundation would be done next. The exterior work on the Hotel could then be done, so as to improve its appearance on the DCMA grounds. Although the roof will eventually be replaced with cedar shingles, the existing asphalt roof will not need to be immediately replaced. The interior restoration and installation of the HVAC system can be done last. The order in which the work is done may be determined also by the funding that is in place and by the timeline dictated in the Trillium grant, should it be accepted. (Trillium funding can be staggered from a one to five year time frame.)

THE PLAN AND COSTS

The historic 1863 Stanton Hotel will be moved from its current location to the Dufferin County Museum grounds where it can be enjoyed by the public and restored to its original condition.

Demolition: To be done at current site. Remove non period back kitchen addition, verandah, non original Victorian era flooring and other Victorian millwork, contemporary rear dormer, existing furnace and ductwork and all poor quality drywall, plaster and old insulation (compromised by rodents). Salvage any materials to be re-purposed in restoration. Dispose of all waste - dumpsters & tipping fees.

Moving of the Hotel 3 kilometers south along Airport Road to the Dufferin County Museum grounds.

* **NOTE:** Two quotes have been received to move the Hotel intact.

The less expensive version involves using cranes with the Hotel lifted from the foundation, placed on a flat bed and moved to the DCMA and left (preferably) close to the actual site. The original foundation will be dismantled, moved and rebuilt on the site for the Hotel, which has been excavated. The Hotel is then placed on the rebuilt foundation.

In the more expensive version, the Hotel will need to be moved in two stages. Steel "I beams" are placed between the stone foundation and the main body of the Hotel. The Hotel is then moved to the west, remaining on the supports. The foundation will be dismantled and trucked to the DCMA site. Once the DCMA site is excavated and the foundation is rebuilt, the Hotel will then be moved and placed on the foundation. Although more costly, this method would allow the Hotel to stay at the Stanton site until such a time as the DCMA site is ready. This would also allow more time for funding to be in place.

Once moved, this is the work that will be done: (please see attached floor plans)

1.) Heating, Ventilation & Air Conditioning

The boiler would be installed in the smaller basement storage room. In-floor pex tubing (in concrete under wood flooring) would be installed in the basement being the original tavern which is fully above grade on two sides. "Staple-up pex" tubing would be installed between the floor joists of the first and second floors. The high velocity air conditioning system installed in the attic utilizes small dimension pipes instead of ductwork to allow discrete installation inside partitions.

The Climate Steam Humidifier is important as the system precisely regulates humidity as required for art objects and period furnishings.

* **NOTE:** Two written estimates included

2.) Concrete Foundation and Basement Floor, etc.

12" thick "frost walls" to a depth of 4 ft. are required on 20" x 6" footings, being 70.5 linear ft of wall (34.5' front, 24' left side, 6' on back and 6' on right side to support coursed stonework 8.5 ft. in height and as required around back and right side corner). Stepped walls, also 12" thick and 7' in height above grade are required for the remaining 46.5' of wall built into a bank/hillside. Stonework 1.5' would be added to the top of the 7' walls and be visible above grade. The concrete excluding frost walls would be damp-proofed with foundation coating. Cost is pending review by a structural engineer re possible requirement for wider footings, and/or buttresses and/or rebar.

Scale drawings, both cross section and elevations would be required
Engineering review/approval.

Basement concrete floor, 4" thick reinforced with standard concrete wire mesh on top of 6" of 3/4" crushed stone. Also one run of "Big O" the length of the basement and draining under the left wall into a gravel filled sump pit 6' deep by 6' square covered with filter fabric placed 12' from the foundation.

Also, strap basement floor with 2' x 2' spruce using tapcons - 16' o/c to contain pex tubing with secondary 1.5" concrete pour.

3.) Basement Stonework

Reconstruct from existing quoins and coursed/split stone, walls 8.5 ft in height by 12" thick as required, being 484 sq. ft of outside, 465 sq. ft. of interior face (lime masonry included in price). *

NOTE: Two written estimates

Loading & trucking 50 cu. yds. of stone to new site

4.) Roofing - Cedar Shingles

The under-noted will provide long term durability with a life expectancy of 40 to 50 years.
Tapersawn #1 - 5/8" butt x 24" Cedar Shingles installed 8" to the weather - 95 bundles "Grace"
Ice & Water Shield" membrane - 8 rolls

Ridge Roll Vent - 2 rolls

"Cedar breather" - 8 rolls

Drip Edge/Starter 12 pc

Installation labour

Remove and dispose of existing asphalt shingles, including tipping fees

5.) "Rumford" Fireplace/Chimney, Hearth and basement Pier & "Bracket" Chimney

The original fireplace basement pier and hearth opening survives, 5' x 5'. The fireplace proper has dimensions of 18" deep by 5' wide extending 8' 9" to the ceiling of the first floor. The firebox face opening will be 3' x 3' and be constructed in the historic "Rumford" manner with canted sides, sloping back and smoke shelf but with a contemporary damper. Fireplace chimney and second "bracket" chimney in left gable will be rebuilt.

* **NOTE:** A period mantle, 5' wide circa 1860 and in the neoclassical style similar to the neoclassical main entrance, has been donated.

6.) Strip/replace topsoil, foundation excavation/backfill/compaction, rework terrain

The Hotel is to be placed in a naturally sloped hillside immediately in front of a driveway and parking area, but nonetheless some reworking of the terrain with additional fill will be required. A stone staircase, 12 treads (stone 8" thick x 48" x 18") will be required to allow public access to the basement level door to the original tavern. Cost of backhoe or excavator and skidsteer work can only be estimated now as full information will only be known when the hotel is precisely positioned on the new site at the Museum grounds.

* (Grass seeding, plants/gardens by volunteers.)

7.) Insulation

32 shts 2" x 4' x 8' Silverboard installed under basement concrete - thermal layer
11 shts 2" x 4' x 8' Silverboard installed against 7.5' concrete wall - drainage layer/thermal break
43 shts
1,100 sq. ft. R31 fiberglass installed in first floor
600 sq. ft. R31 fiberglass installed in 2nd floor
870 sq. ft. R24 Roxul installed in basement
480 sq. ft. R40 fiberglass installed in attic space
500 sq. ft. R30 spray foam in rafter spaces
1,404 sq. ft. R24 Roxul installed in basement ceiling and first floor ceiling below pex tubing for heat deflection upwards
Labour to install all insulation (Note: All batt insulation must be cut per non standard stud and collar tie spacing.)

8.) Eavestrough

One piece trough formed on site, including downspouts

* **NOTE:** materials and labour will be donated by "C. Black Construction", Shelburne

9.) Electrical

Service to building and "pony" panel

* **NOTE:** Connect Electric is wiring the building free of charge to a heritage building standard subject to normal permit requirements and ESA approval.

10.) Millwork

Make and install missing vertical bead board wainscoting in tavern room with cap molding - 83' x 42".

83 lin. ft. cap molding

13 period interior 4 panel doors & rim box locks/porcelain knobs/cast hinges.

Purchase 2 period exterior 4 panel doors and rim box locks/porcelain knobs/cast hinges hang doors/modify size per minor variations. Labour to install.

* **NOTE:** 15 period doors to be donated

Restoration to window/door casings, original sash including storm windows, baseboard, door jambs, basement window embrasures, neoclassical entrance, first floor back door and partial first and 2nd floor flooring. - Also, remove existing contemporary thermo pane windows and potentially sell

* **NOTE:** All original window frames survive in good condition. Purchased at auction and donated.

Install 1 x 6 t&g wood floor in basement - 662 sq. ft.- 1443 lin. Ft.

11.) Verandah

Reconstruct/restore 2 storey verandah to 1863 appearance.

Install 4 "big foot" sono tubes at grade to support verandah posts

(Cost of cedar shingles included in #4 above.)

12.) Restore "Rough Cast" exterior

Original wood lath survives. Historically accurate lime mortar is applied in a two coat process to exactly duplicate the 1863 appearance.

1,603 sq. ft.

13.) Painting

Exterior and interior painting of woodwork.

14.) Install drywall on all 3 levels.

15.) General Contractor/ Project Manager

12% fee based on total project cost

Oversee work, schedule and coordinate sub-contractors, quality assurance.

* **NOTE:** In addition, a 10 ft. dining room table, circa 1860, from the long demolished "Commercial Hotel" in Orangeville will be donated. Canada's first Prime Minister, Sir John A. Macdonald, dined at the table on Nov. 29, 1896 during his only visit to Dufferin County

TOTAL COST - Restoration: \$245,950 (price does not include HST)

Moving: \$25-\$40,000 (price does not include HST)

***NOTE:** If Hotel is left on Stanton site – add \$10-12,000

NOTE: We have not subtracted the estimated value of any donated work or materials – whether already arranged or forthcoming at a later date.



20 Robb Blvd., Orangeville, ON L9W 3L2 Tel:519-941-0004 or 1-866-644-9326 Fax: 519 942 9145

PROPOSAL

| | | | |
|----------------|---|-----------------|------------|
| Customer Name: | Community Association to Save the Stanton Hotel | Date: | 3/1/2013 |
| Address: | Mansfield | | |
| Phone: | Email: beavermeadowfarm@aol.com | QUOTE #: | 392 |
| Contact: | Job Location: | | |

TO SUPPLY AND INSTALL

BUDGET PRICE ONLY

1-Triangle Tube Prestige Condensing Propane Boiler, Model # PE110
Includes Venting and Gas Piping

1-Pex Tubing Infloor and Pex Tubing Staple Up
Controls and Manifold Stations
Not Included - Thermal Insulation and Concrete Pour

1-HRV Fully Ducted to Each Room

1-Steam Humidifier

1-High Velocity Air Conditioner System, 2 1/2 Tons

1-Heat/Loss Ventilation Design

1-Gas Piping from the Tank to the Building

| | <i>Total w/HST</i> | |
|--|--------------------|--------------------|
| Payment Schedule To Be Followed Upon Acceptance of Proposal(s) | \$29,810.00 | \$33,685.30 |
| 25% due on acceptance | \$8,421.33 | |
| 75% due on the day of job completion | \$25,263.98 | |

Payment to be made according to the outline noted above, unless other written arrangements have been made.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Owner to carry fire, windstorm and other necessary insurance. Our workers are fully covered by the applicable Workplace Safety & Insurance programs. Proposal may be withdrawn within 90 days. ***Finance charge will apply at 2% per month on all unpaid balances.**

Method of Payment: Please Select Preferred Method of Payment & Submit with Acceptance

**We accept Visa, MasterCard, Cheque or Cash*

Date of Acceptance:

Signature:



FUELS, HEATING, AIR CONDITIONING, FIREPLACES

400 RICHARDSON ROAD
ORANGEVILLE, ONT.
L9W 4W8

PH: 519 941-2401
FAX: 519-941-8462
1-800-637-5910

e-mail: roy@bryansfuel.on.ca

CONDITIONAL SALE AGREEMENT

NAME AND ADDRESS OF BUYER

Stanton Hotel Restoration
Attn: Community Association to Save
the Stanton Hotel



Radiant Heating & HVAC – Budget Pricing

DESCRIPTION OF MERCHANDISE OR EQUIPMENT

| | |
|---|----------|
| Supply and install Viessmann Vitodens-WBIB 26, high efficiency, modulating propane boiler c/w primary circulation loop, cushion tank, water feed, backflow prevention, low water cut-off, sealed combustion venting, gas piping, labour and set-up. This boiler is 96% efficiency | \$5,980 |
| Supply and install radiant basement c/w 1/2" PEX @ 8" o/c, control panel with manifold, isolation, pumps, stat and set-up.(35' x 24') | \$3,200 |
| Thermal insulation, wire mesh and concrete pour by others. | |
| Supply and install radiant main floor heat c/w 1/2" PEX 8" o/c, control panel with manifold, isolation, pumps, stat and set-up. (34' x 25') | \$3,200 |
| Thermal insulation, wire mesh and concrete pour by others. | |
| Supply and install radiant heat to second floor via staple-up c/w 1/2" PEX @ 6" o/c c/w control panel with manifold, loop and panel isolation, pump, stat and set-up. Thermal insulation in joist spaces by others. | \$3,900 |
| HRV c/w fresh air or exhaust from each room. | \$3,000 |
| Supply and install one Lennox healthy Climate Steam Humidifier. | \$2,200 |
| Supply and install one Unico HiV AC system 2.54 tons complete. | \$11,900 |
| Heat loss and ventilation design for permit if required. | \$420 |
| Underground gas pipe from primary tank to Stanton Hotel. | \$500 |

PRICE VALID FOR 60 DAYS

941-2401 Heating Ltd. o/a Bryan's Fuel

NAME OF SELLER

SIGNED BY – Roy Bryan

H.S.T.: Extra @ 13%

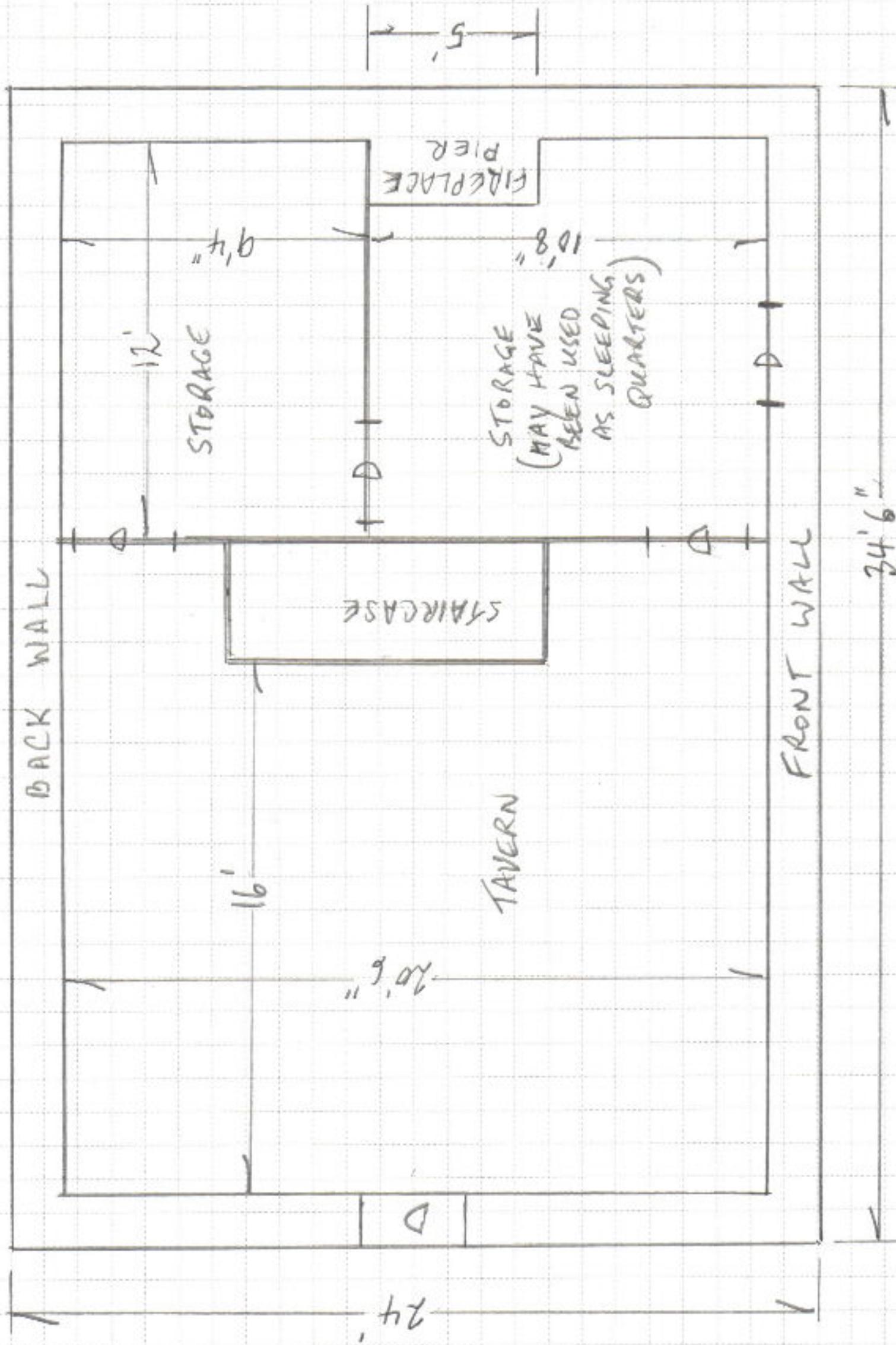
TOTAL CASH PRICE

Feb. 25, 2013

date of this agreement

signature of buyer

STANTON HOTEL
BASEMENT - TAVERN LEVEL
FLOOR PLAN

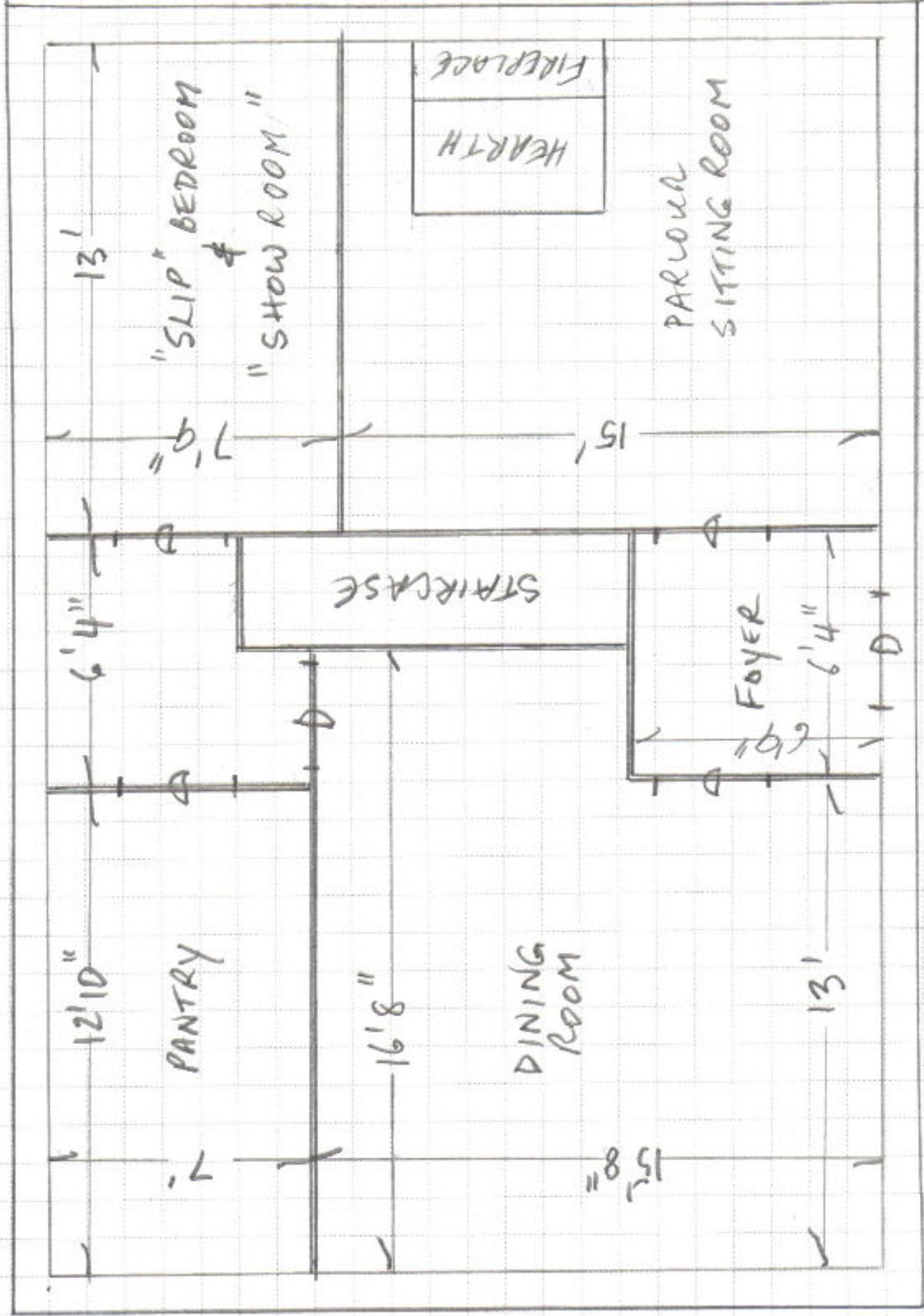


CEILING HEIGHT 8'2"

NOTE: PARTITIONS NOT SHOWN FULL DIMENSION

FIRST FLOOR

FLOOR PLAN

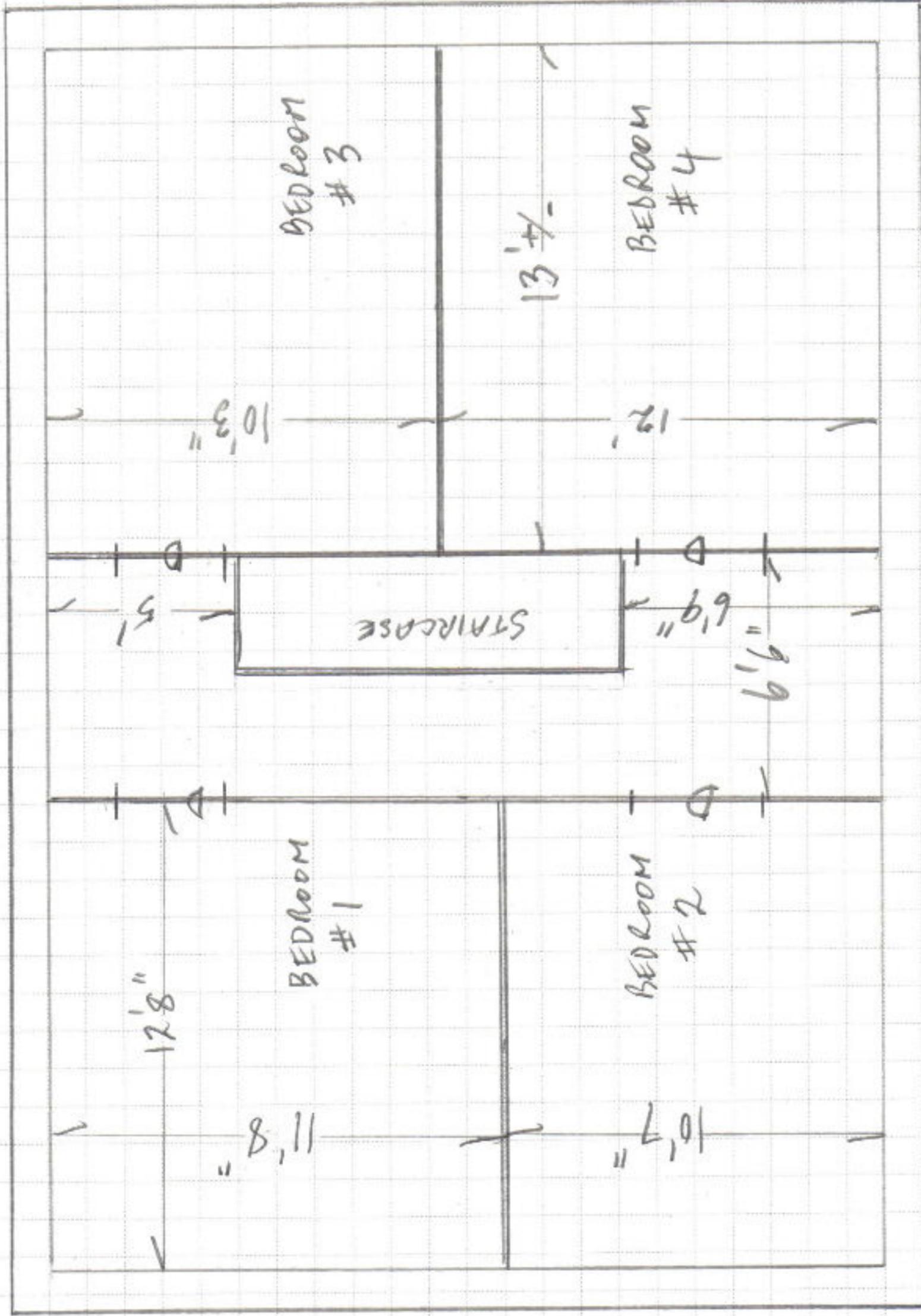


NOTE: MEALS WERE PREPARED ON A WOOD STOVE IN THE DINING ROOM
SHOW ROOM - RENTED BY TRAVELLING SALESMEN TO DISPLAY THEIR WARES

CEILING HEIGHT 8' 9"

SECOND FLOOR

FLOOR PLAN



"D" = DOOR

CEILING HEIGHT 6'11"
KNEE WALL HEIGHT 4'5"